



# Community and Economic Development Planning Division

18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223

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## Planning Commission 2026 Annual Docket – Staff Report

### **I. INTRODUCTION**

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The City's current Comprehensive Plan was adopted on December 2, 2024. State law (RCW 36.70A.130) allows for jurisdictions to make amendments to comprehensive plans once annually. The City has established a docketing process to identify and review all potential amendments to the City's Comprehensive Plan, Zoning Map and Development Regulations for a given year to ensure all proposed amendments are considered together.

As part of the docketing process, private citizens can submit applications to amend the City's Comprehensive Plan. The deadline to apply for annual amendments is August 31<sup>st</sup> or the last working day of August of each year. The City can also propose amendments to the comprehensive plan. Once the deadline passes, staff compiles a list of all proposed amendments on a preliminary docket. This docket is then reviewed by staff to decide if each amendment follows the criteria listed in Chapter 20.96 of the City's Zoning Code. Once approved by the Director, the public has an opportunity to comment on proposed amendments listed on the preliminary docket. Comments are compiled, if any, and are presented to the Planning Commission for consideration at a public hearing. The Planning Commission then makes a recommendation to the City Council on whether the proposed amendments shall be on the Final Docket. The City Council reviews and has the choice to keep and/or remove any proposed amendment on the docket. The Council then adopts the final docket in which staff processes over the course of the upcoming year.

The 2026 Preliminary Docket was reviewed for compliance with AMC Chapter 20.96 and approved by the director for review by the public and consideration by the Planning Commission. The public hearing for the 2026 Preliminary Docket was noticed and published on October 2, 2025. The Planning Commission will review the Docket at their October 7, 2025 workshop and will hold a Public Hearing on October 21, 2025.

### **II. BACKGROUND**

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The City did not receive any privately initiated amendments to the Comprehensive Plan, Zoning Map or Development Regulations.

The City is proposing eighteen (18) amendments, one (1) amendment to the Comprehensive Plan and Zoning Map and seventeen (17) amendments to the Development Regulations. City-initiated amendments to the Comprehensive Plan and Zoning Map are items listed as Item 1 in the table below. City-initiated amendments to the Development Regulations are the items listed as Items 2 through Item 18 in the table below.

All applications for the 2026 Comprehensive Plan Amendment Preliminary Annual Docket were received by the Community and Economic Development Department prior to the deadline of 5:00 pm on August 29, 2025. All applications are considered complete for processing.

### III. 2025 DOCKET PROPOSALS

<b>Item #1:</b>	
<b>File Name:</b> Arlington Municipal Airport 59 <sup>th</sup> Avenue Rezone	<b>File:</b> #A25-0034
<b>Amendment Type:</b> Comprehensive Plan and Zoning Map Amendment	<b>Applicant:</b> City of Arlington
<p><b>Description:</b> The Arlington Municipal Airport is proposing to rezone portions of land that do not have taxiway or runway access opportunities from Aviation Flightline to Light Industrial. This allows the airport to lease the land to appropriate businesses that do not require taxiway or runway access.</p>	
<b>Item #2</b>	
<b>File Name:</b> AMC Chapter 20.04 General Provisions	<b>File:</b> #A25-0035
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<p><b>Description:</b> Staff is proposing revisions to Sections 20.04.014 (a) (6) to provide additional information to regulating the subdivision of land for lot splits, 20.04.0120 to provide additional reference documents to the prescribed list, and add a new Section to incorporate regulations around the Designation of Historic Landmarks per Substitute House Bill 1576.</p>	

<b>Item #3</b>	
<b>File Name:</b> AMC Chapter 20.08 Definitions	<b>File:</b> #A25-0036
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing revisions to add and/or remove definitions from Section 20.08.010 – Basic Definitions and Interpretations to incorporate new state laws and other miscellaneous definitions needed, along with removing Section 20.08.020 – Lots Divided by District Lines.	
<b>Item #4</b>	
<b>File Name:</b> AMC Chapter 20.12 Administrative Mechanisms	<b>File:</b> #A25-0037
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing revisions to outdated text in Sections 20.12.020 – Planning Agency Identified, 20.12.110 – The Building Official, 20.12.120 – The Community Development Director, 20.12.220 – Meetings of the Hearing Examiner, 20.12.412 The Design Review Board, 20.12.420 Powers and Duties of the Design Review Board, 20.12.500 – The Park and Arts Commission, 20.12.700 – Official File, 20.12.850 – Amount of the Security, 20.12.860 – Reduction of Securities, 20.12.870 – Duration of Securities, 20.12.890 – Security Agreement.	
<b>Item #5</b>	
<b>File Name:</b> AMC Chapter 20.16 Permits and Land Division	<b>File:</b> #A25-0038
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing to update all text regarding subdivision types and add a new section for Lot Splits in accordance with House Bill 1096 under Part IV. – Land Division Permits, revising necessary sections in compliance with Substitute House Bill 1935, adding requirements from Engrossed Substitute Senate Bill 5611 and adding a new Section that provides a process for Condominiums, while including regulations from Engrossed House Bill 1403.	
<b>Item #6</b>	
<b>File Name:</b> AMC Chapter 20.20 Appeals, Variances, Interpretations	<b>File:</b> #A25-0039
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing to update Section 20.20.040 to allow for administration interpretations to any portion of the code or state law requirement.	
<b>Item #7</b>	
<b>File Name:</b> AMC Chapter 20.28 Enforcement and Review	<b>File:</b> #A25-0040
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing updates to this chapter after the development of new code enforcement program that includes proactive enforcement as directed by council and city administration.	
<b>Item #8</b>	
<b>File Name:</b> AMC Chapter 20.36 Zoning Districts and Zoning Map	<b>File:</b> #A25-0041
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing updates to Sections 20.36.010 – Residential Districts established, 20.36.020 – Commercial Districts established, 20.36.030 – Manufacturing Districts established to add the Cascade Industrial Center, 20.36.054 – Master Planned Neighborhood Overlay District established, and 20.36.105 – Lots Divided by District Lines to revise and clarify the regulations.	

<b>Item #9</b>	
<b>File Name:</b> AMC Chapter 20.40 Permissible Uses	<b>File:</b> #A25-0042
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<p><b>Description:</b> Staff is proposing updates to Sections 20.40.120 – Residential Zones permissible use table to meet the regulations of HB 1110 for middle housing, 20.40.140 – Industrial Zones permissible use table for construction businesses, along with a review of 20.40.130 – Commercial and Mixed-Use Zones permissible use table, 20.40.150 – Special Zones permissible use table, and 20.40.160 – Public/Semi-Public Zone permissible use table and all footnotes for any needed changes. Also, need to add Child Care Centers to the applicable permissible use tables per Engrossed Substitute Senate Bill 5509.</p>	
<b>Item #10</b>	
<b>File Name:</b> AMC Chapter 20.44 Supplemental Uses Regulations	<b>File:</b> #A25-0043
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<p><b>Description:</b> Staff is proposing updates to Sections 20.44.020A to 20.44.020N – Unit Lot Subdivisions per Engrossed Senate Bill 5559, add a new Section for Existing Building Used for Residential Purposes per House Bill 1757 and Second Substitute House Bill 1183 and add a new Section for Child Care Center in Existing Buildings per Substitute Senate Bill 5655.</p>	
<b>Item #11</b>	
<b>File Name:</b> AMC Chapter 20.46 Design	<b>File:</b> #A25-0044
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<p><b>Description:</b> Staff is proposing updates to all Sections of this Chapter regarding the design review general development standards, standards adopted, conformance with design standards, design review requirements and restrictions, design review process, administrative design review, design review board recommendation, and design review approval requirements in compliance with Engrossed Senate Bill 5559 and the Revised Code of Washington under RCW 36.70A.630, RCW 36.70A.635, RCW 36.70A.030, and RCW 36.70A.681.</p>	
<b>Item #12</b>	
<b>File Name:</b> Development Design Standards	<b>File:</b> #A25-0045
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<p><b>Description:</b> Staff is proposing to update the Development Design Standards in accordance with the Revised Code of Washington under RCW 36.70A.630, RCW 36.70A.635, RCW 36.70A.030, and RCW 36.70A.681, to provide clear and concise design standard regulations. The requirements within the existing standards will remain the same, with minor changes to include design review standards for all building types. The standards will be reformatted to provide a cleaned up version to clarify the requirements.</p>	
<b>Item #13</b>	
<b>File Name:</b> AMC Chapter 20.56 Streets and Sidewalks	<b>File:</b> #A25-0046
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<p><b>Description:</b> Staff is proposing updates to the roadway classification, widths and other public and private street and right-of-way improvement requirements shown in Table 20.56-1 to match actual proposed street types, the public works construction standards, and other adopted street standards.</p>	

<b>Item #14</b>	
<b>File Name:</b> AMC Chapter 20.68 Signs	<b>File:</b> #A25-0047
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing to add a new subsection to General Provisions regarding Cannabis Retailers and Advertising per Senate Bill 5206.	
<b>Item #15</b>	
<b>File Name:</b> AMC Chapter 20.76 Screening and Trees	<b>File:</b> #A25-0048
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing updates to Part 1. Screening and Part 2. Shading regarding the requirements of House Bill 1110, which does not allow for different landscaping and screening requirements for middle housing types.	
<b>Item #16</b>	
<b>File Name:</b> AMC Chapter 20.90 Concurrency and Impact Fees	<b>File:</b> #A25-0049
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing updates to Part 1. Transportation Impact Fees after the adoption by reference of the updated Transportation Master Plan to the Comprehensive Plan.	
<b>Item #17</b>	
<b>File Name:</b> AMC Chapter 20.94 Annexations	<b>File:</b> #A25-0050
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing updates to Sections 20.94.100 – Boundary Review Board Filing for Notice of Intention to Annex and 20.94.110 – Boundary Review Board Review Period per House Bill 1304.	
<b>Item #18</b>	
<b>File Name:</b> AMC Chapter 20.98 State Environmental Policy Act	<b>File:</b> #A25-0051
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> Staff is proposing to update Section 20.98.210 to provide clarification of State Environmental Policy Act Decision appeals and provide additional decision types per the Washington Administrative Code (WAC) 197-11-680.	

\*Disclaimer: There may be additional items within the chapters or sections listed once the planning staff starts the full review and revision process for these zoning code sections. If additional items are added they will be called out at the Planning Commission and City Council meetings.

#### IV. ANALYSIS

Arlington Municipal Code Chapter §20.96 (Amendments) outlines the process for amending the City’s Comprehensive Plan on an annual basis. Specifically, AMC §20.96.030 (Docketing Procedures-Comprehensive Plan and Zoning Map Amendments) and AMC §20.96.100 (Docketing Procedures- Amendments to Development Regulations) requires that:

Regulation	Analysis	Meets
<b>AMC §20.96.030 – Docketing Procedures-Comprehensive Plan and Zoning Map Amendments</b>		
(a) The city shall compile and maintain a list, known as a "docket," of all city-initiated and privately initiated proposed comprehensive plan amendments. The list shall be organized as to amendment type and include a description of the amendment in nontechnical terms, as well as the name of the applicant and date of submission to the city. The preliminary docket shall be made available to the public for review and comment for at least fifteen days prior to consideration by the planning commission. Written comments that are submitted by the end of the comment period shall be added to the preliminary docket. The final docket will be determined as described in this section.	Staff has completed the Docket list as shown above. The Preliminary Docket was available for review at the CED Office, posted on the city’s website, at city hall, and at the Arlington Sno-Isle Library, along with mailed to all property owners within 500 feet of the proposed rezone properties on October 2, 2025. The public hearing is scheduled for October 21, 2025 before the Planning Commission.	Yes
(b) Preliminary Review—Determination of Final Docket.		
(1) Evaluation. The community development director shall conduct a brief initial evaluation of all privately initiated proposed comprehensive plan amendments to ascertain whether the proposals meet the preliminary review criteria in this section and to assess the extent of review that would be required under the State Environmental Policy Act (SEPA). The director shall make a recommendation to the planning commission as to which proposed amendments should be included in the final docket, along with any city-initiated proposed amendments.	Staff and the Director reviewed the proposed items on the Preliminary Docket and believe the amendments meet the review criteria of AMC Chapter 20.96. SEPA Determinations are needed for all proposed docket items.	Yes
(2) Joint Workshop. During each annual amendment cycle, the city council and planning commission may, at the city council's discretion, hold a noticed joint workshop to serve as an informational meeting between the two governmental bodies.	A joint workshop was not requested.	Yes
(3) Planning Commission Hearing. The planning commission shall hold a noticed hearing on selection of proposed amendments for the final docket.	The Public Hearing is scheduled for October 21, 2025 at the regularly scheduled Planning Commission Meeting.	Yes
(4) City Council Decision. The city council shall consider the planning commission's recommended final docket. Council may adopt the proposed final docket without a public hearing; however, in the event that a majority of the council decides to add or subtract amendments, it shall first hold a public hearing. No additional comprehensive plan amendments may be considered after council adoption of the docket for that year, except as provided in AMC <a href="#">§20.96.010</a> (d). The final docket shall be approved by resolution.	At the public hearing scheduled for October 21, 2025 the Planning Commission will supply a recommendation for the City Council. Currently a public hearing before City Council is not scheduled unless the Council requests that a public hearing occur.	Yes

Regulation	Analysis	Meets
<p>(5) Proposed amendments submitted under AMC §20.96.020(b) that meet one of the following criteria may be included in the final docket:</p> <p>(a) If the proposed amendment is site specific, the subject property is suitable for development in general conformance with adjacent land use, the surrounding development pattern, and with zoning standards under the potential zoning classifications.</p> <p>(b) State law requires, or a decision of a court, or administrative agency has directed such a change.</p> <p>(c) There exists an obvious technical error in the pertinent comprehensive plan provision.</p>	<p>The proposed rezones within the Docket are site specific and the proposed new zones are suitable for the property and follows adjacent land uses, surrounding development patterns, and potential zoning classifications.</p>	<p>Yes</p>
<b>AMC §20.96.100 – Docketing Procedures-Amendments to Development Regulations</b>		
<p>(1) All proposed text amendments to the development or zoning regulations shall be developed, submitted and presented by the City staff, based on direction from the City Council, Planning Commission, or the Director of Community &amp; Economic Development or designee.</p>	<p>The city-initiated text amendments to the development regulations will be developed and presented by City staff based on the direction of the CED Department, State Law, Planning Commission and City Council.</p>	<p>Yes</p>
<p>(2) Private party requests. City staff shall submit proposals from private individuals or groups as follows:</p> <p>(a) Private parties shall submit a written summary of the amendment proposed to City staff, and indication of why it is needed, and the potential land use impacts if approved. No fees shall be assessed.</p> <p>(b) Staff shall maintain a docket listing of private party requests and shall provide the listing not less than once per year to the Planning Commission, which shall determine which items shall be further reviewed by staff and submitted as a formal proposal., which shall be deferred to future work programs, and which shall not be considered. Decisions to defer or not consider private requests shall be considered final unless appealed as provided herein.</p>	<p>City staff did not receive any private party request for a proposed comprehensive plan, zoning map or development regulation amendment for the 2026 Docket.</p>	<p>Yes</p>
<p>(3) Most development regulation amendments shall be processed concurrently with the comprehensive planning docket developed under AMC §20.96.030 (b). The Community Development director may direct that development regulation amendments proceed separately when deemed appropriate.</p>	<p>Staff has included all known proposed development regulation amendments with the comprehensive plan docket.</p> <p>There may be additional development regulations amendments needed pending the adoption of mandated State Legislative Bills related to zoning code regulations.</p>	<p>Yes</p>

## V. FINDINGS AND CONCLUSIONS

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Staff finds that the proposed amendments listed on the 2026 Preliminary Annual Docket meet the criteria of AMC §20.96.030 and AMC §20.96.100 per the above analysis.

## VI. REGULATORY REQUIREMENTS

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1. SEPA COMPLIANCE: Upon review of each individual amendment on the Final Docket, a SEPA Checklist shall be prepared and reviewed, along with an issued SEPA threshold determination, unless exempt from the regulations.
2. PUBLIC NOTIFICATION AND INVOLVEMENT: During review of each individual amendment on the Final Docket, staff shall present the amendments to Planning Commission and City Council at public meetings and at the Planning Commission public hearing. The public may supply comments during the amendment process, at public meetings, after the SEPA Determination, and prior to the public hearing. All regulatory notices must be posted at Arlington City Hall, Arlington Sno-Isle Library, and the City Website, published in The Everett Herald. The proposed rezone requires additional public notice, such as posting on the site and mailing to property owners within 500 feet of the proposed rezone properties.
3. WASHINGTON STATE DEPARTMENT OF COMMERCE NOTIFICATION: During review of each individual amendment and prior to each amendment being presented at the final City Council meeting, the amendment shall be sent to the Department of Commerce for a 60-day review period. The Department of Commerce will notify the City with questions, comments, or approval procedural compliance with RCW 36.70A.106.

## VII. RECOMMENDATION

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Staff recommends that the Planning Commission make a recommendation to City Council to accept all proposed amendments listed on the 2026 Preliminary Docket and place those amendments on the 2026 Final Docket.

### Note:

1. Approving the proposed 2026 amendments onto the Final Docket does not approve the amendment, but rather places the items on City staff's work plan for the year. Each proposed amendment must be brought before Planning Commission and City Council as an individual item prior to adoption.